



# **Planning Commission**

## **February 18, 2015**

### **Item #: 3.3**

**SITE PLAN** – Site plan approval for Wasatch Orem Center Street at 1100 West Center Street in the PD-41 zone.

Applicant: Adam Lankford w/ Wasatch Advantage Group

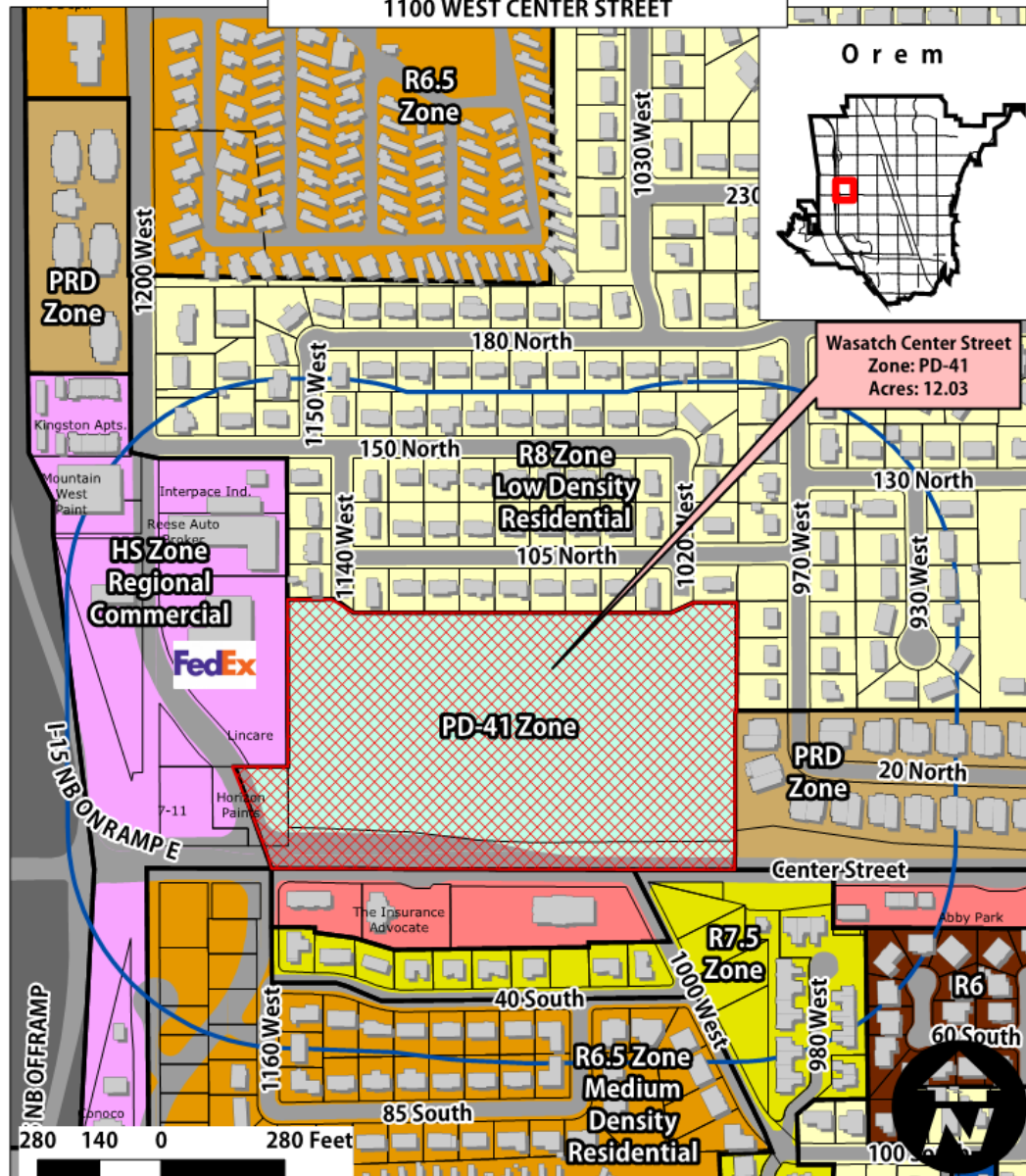
# Background Information

- PD Zoning was approved Oct. 18, 2014
- Building 168 apartment units
  - 5 stacked flat buildings
  - 10 townhouse buildings
- Amenities
  - Clubhouse: Club room, exercise room, on-demand fitness center, kids play room
  - Outdoor: pool w/spa, pool house, kitchen area, BBQ, walking path, tot lot
- Water feature at entrance to City (1200 W & Center St)



# Wasatch Center Street

1100 WEST CENTER STREET



Orem

Wasatch Center Street  
Zone: PD-41  
Acres: 12.03

PD-41 Zone

Center Street

NIA CONTACT:  
Suncrest Neighborhood  
Cynthia Manire

Wasatch Center Street Apartments:  
12.03 Acres; PD-41 zone.

Legend

- Buildings
- PD41
- Notification Boundary
- Parcels



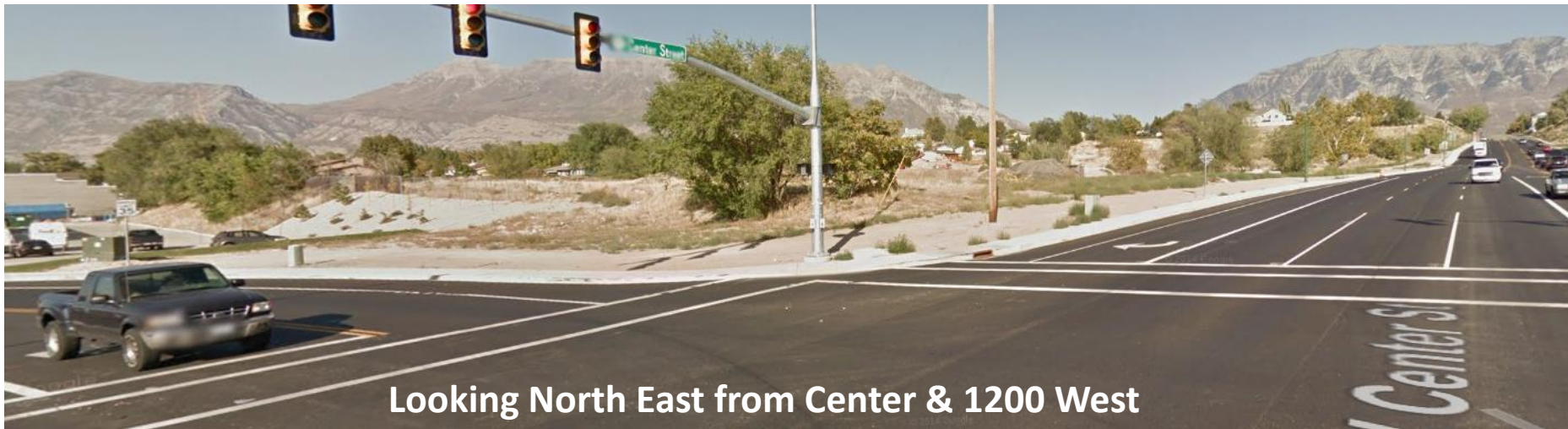
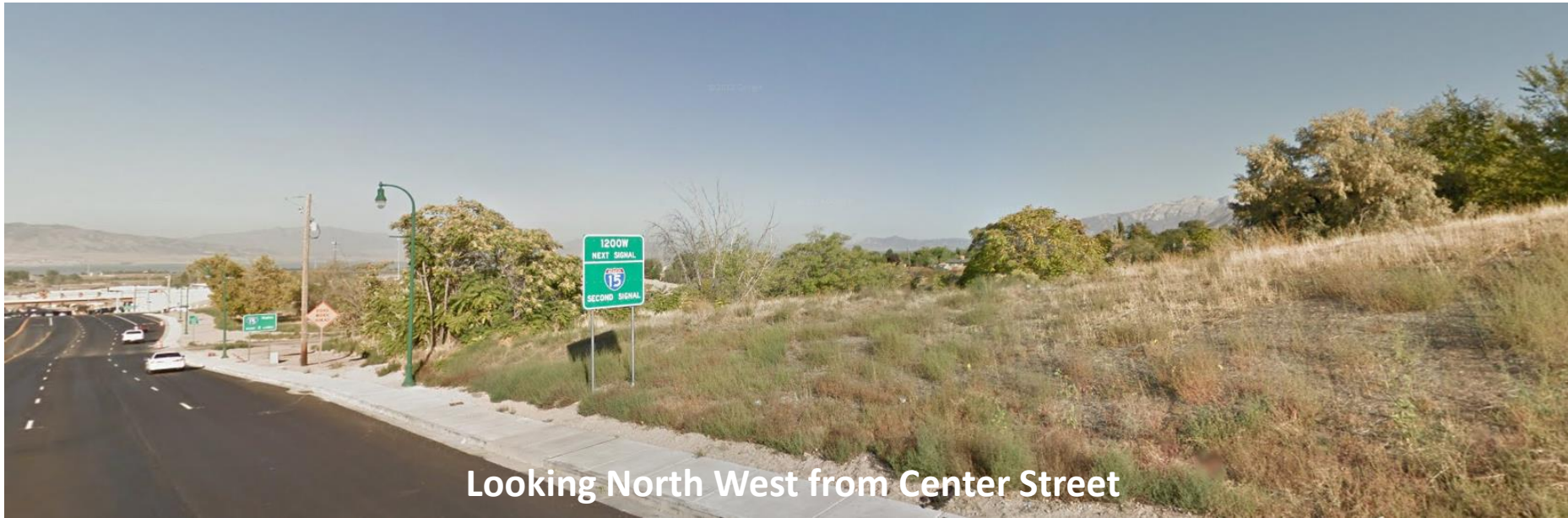


# Aerial View



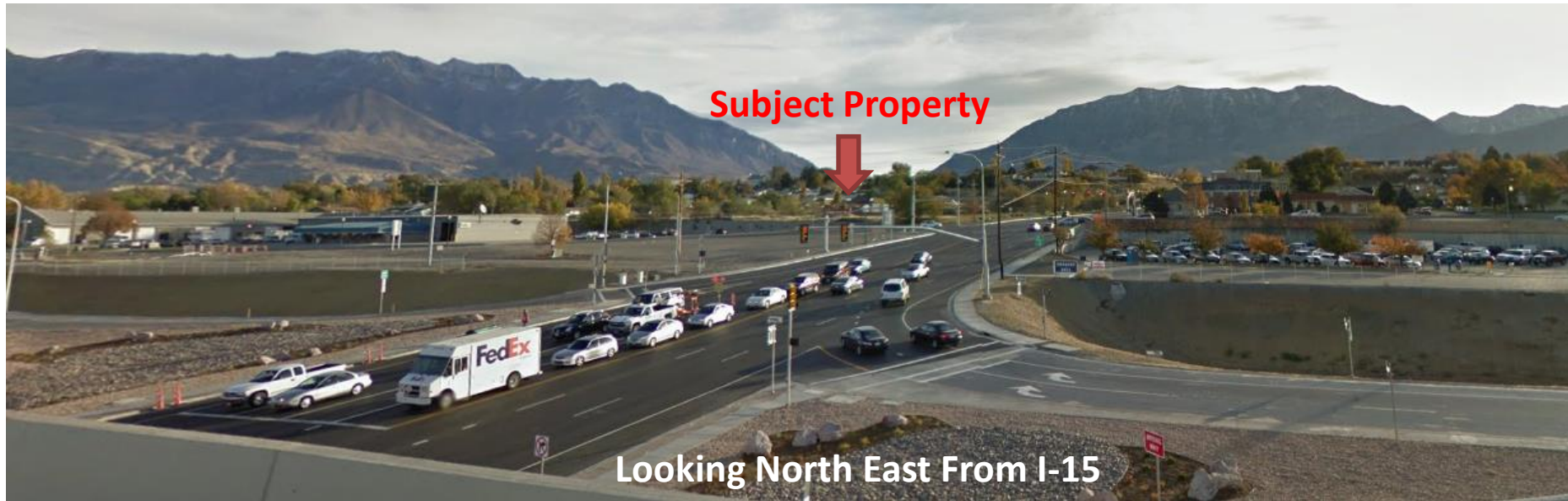


# Site Photos





# Site Photos



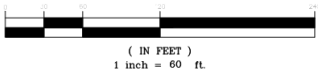
# Proposed Subdivision

## WASATCH OREM CENTER STREET SUBDIVISION

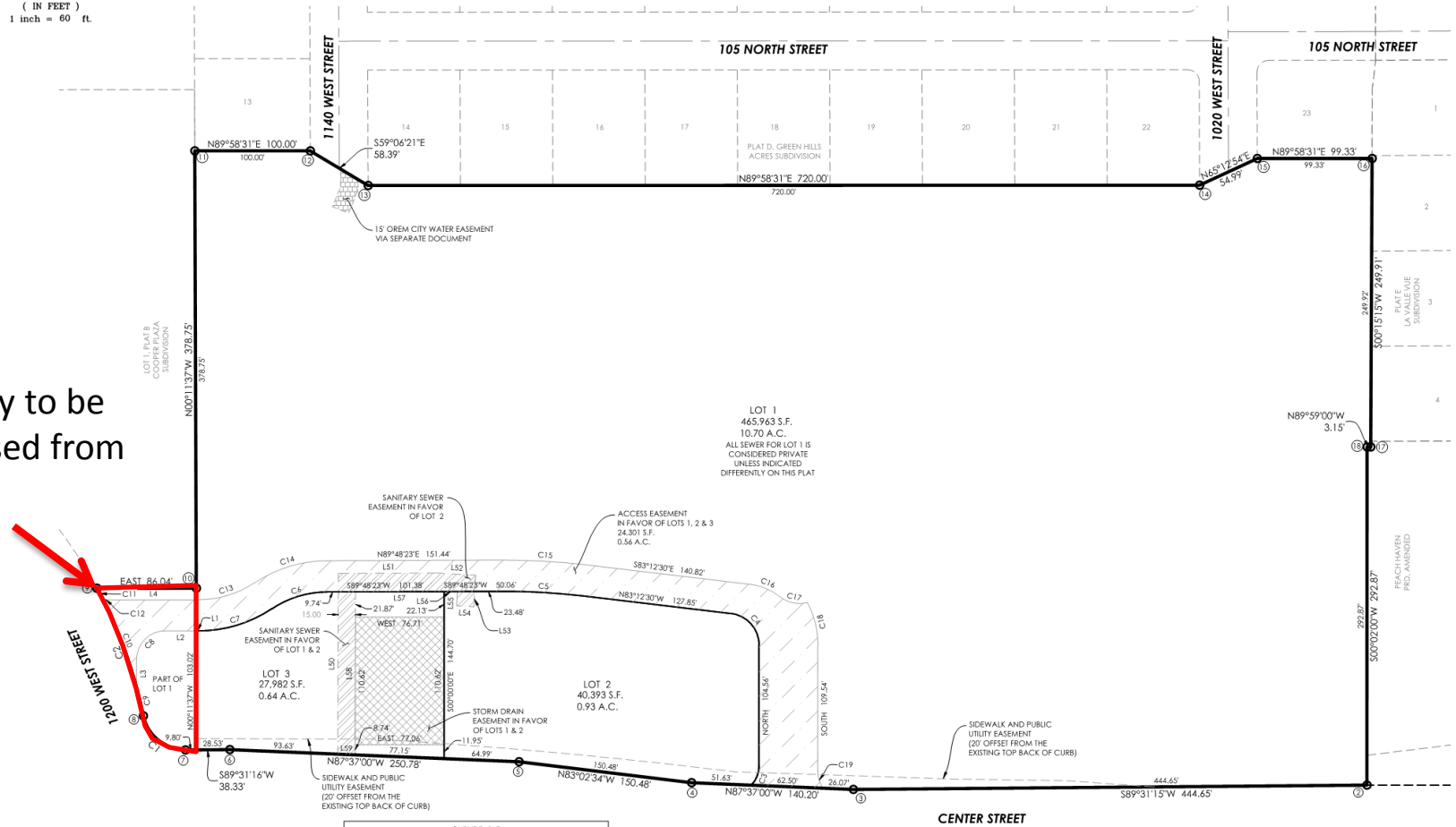
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16,  
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN  
OREM CITY, UTAH COUNTY, UTAH

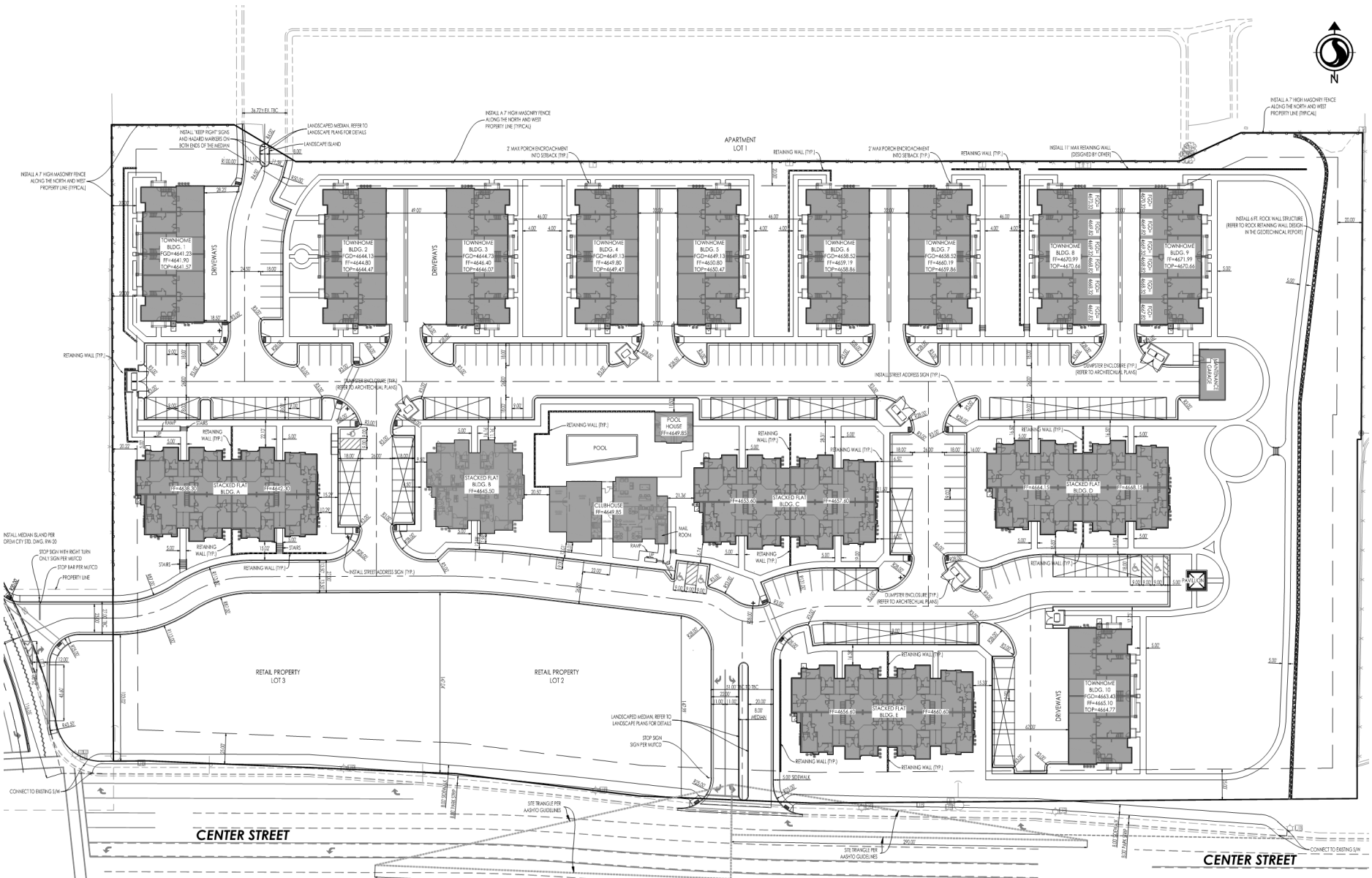


GRAPHIC SCALE



Property to be  
purchased from  
UDOT







# Building Elevations – Townhouse Units



LEFT ELEVATION  
1/8"=1'-0"



FRONT ELEVATION  
1/8"=1'-0"



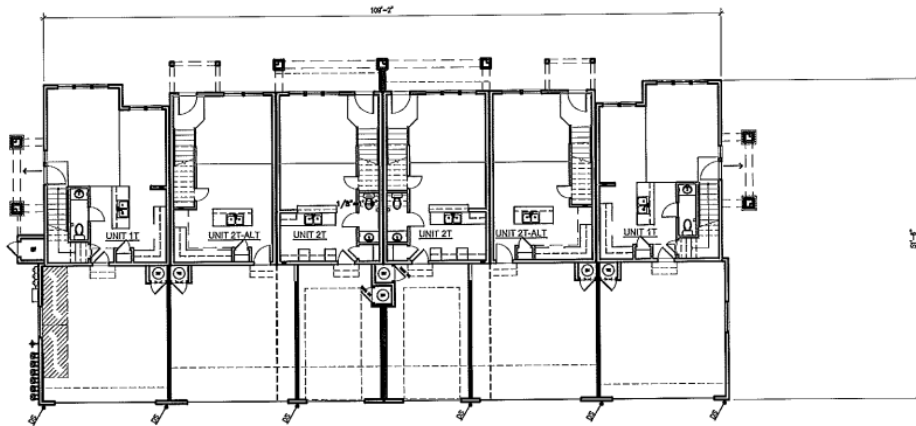
RIGHT ELEVATION  
1/8"=1'-0"



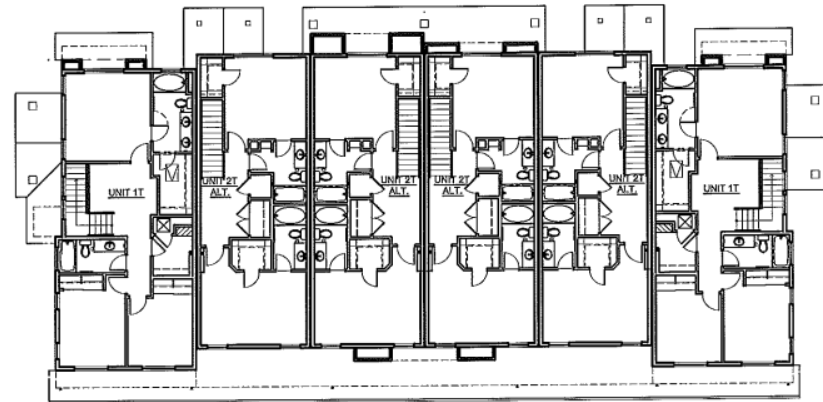
REAR ELEVATION  
1/8"=1'-0"



Townhouse Units



FIRST FLOOR PLAN  
1/8"=1'-0"



SECOND FLOOR PLAN  
1/8"=1'-0"

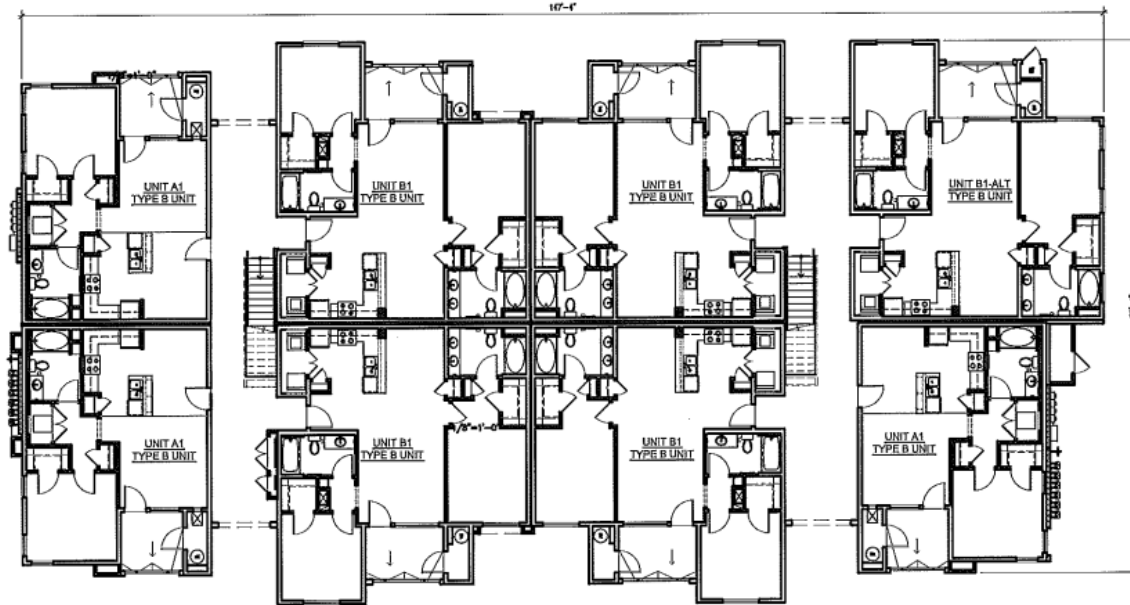
# Building Elevations – Stacked Units



LEFT ELEVATION  
1/8"=1'-0"



FRONT ELEVATION  
1/8"=1'-0"

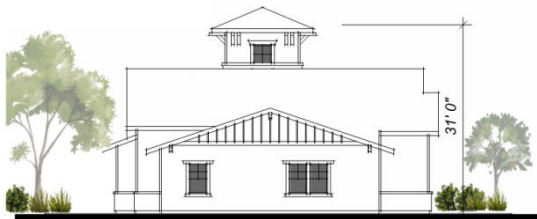


FIRST FLOOR PLAN  
1/8"=1'-0"

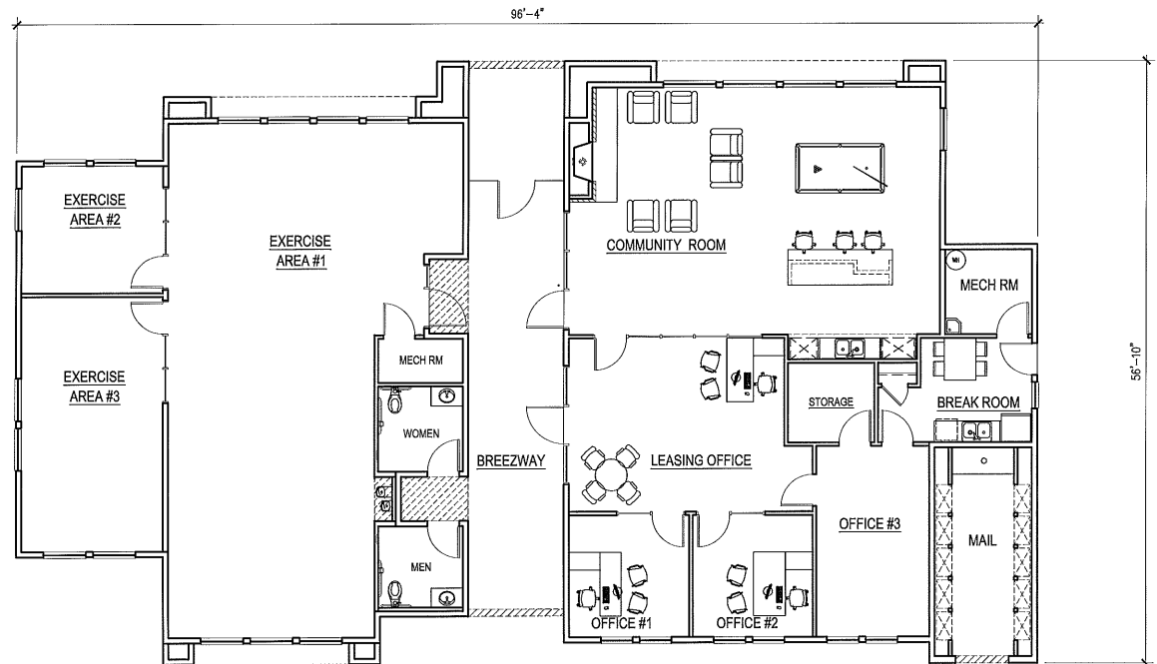
# Building Elevations - Clubhouse



**POOL SIDE ELEVATION**



**LEFT SIDE ELEVATION**



**FLOOR PLAN**  
1/8" = 1'-0"





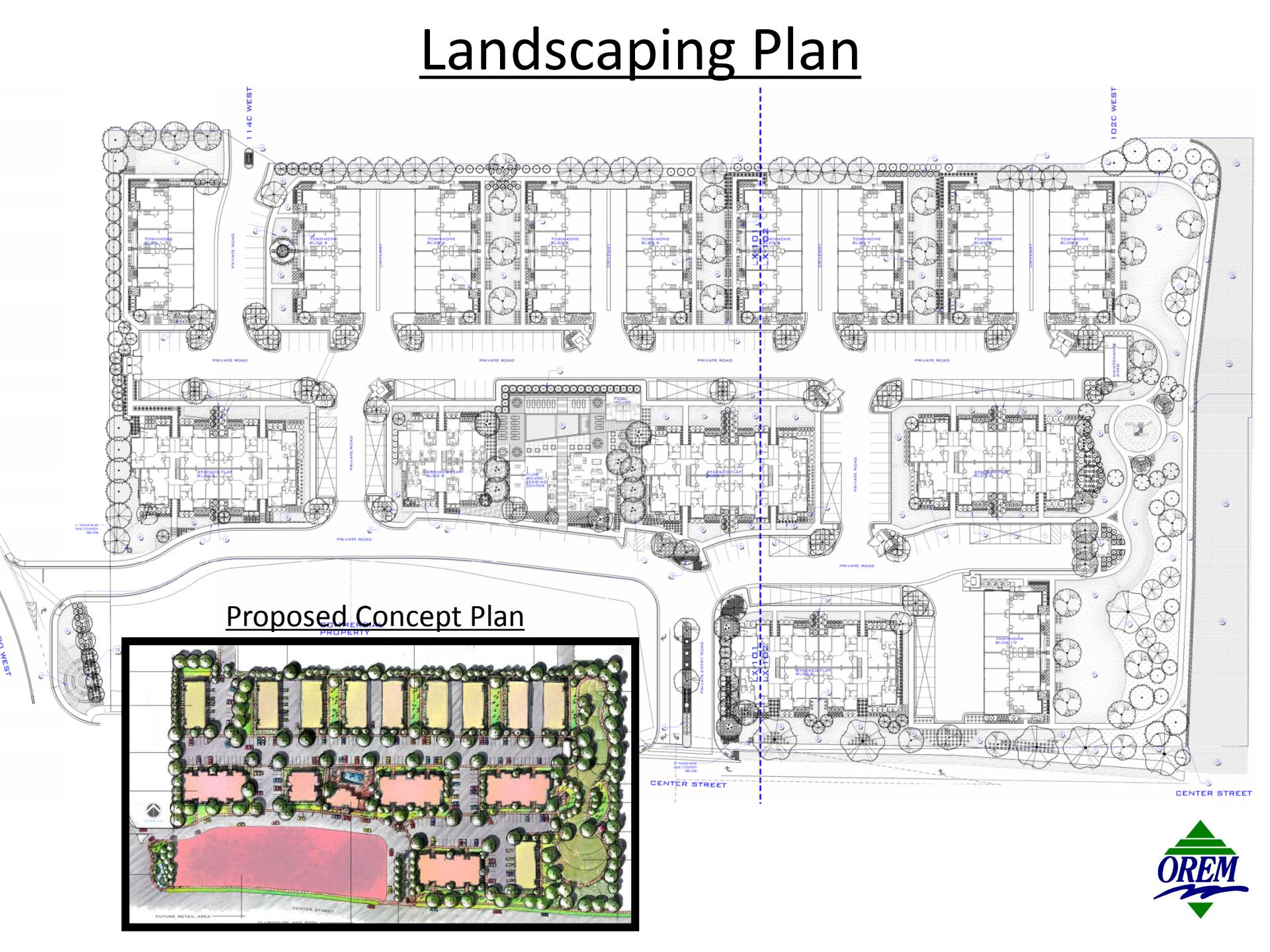
# Landscaping Plan

**Proposed Concept Plan**

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**Proposed Concept Plan**

**OREM**

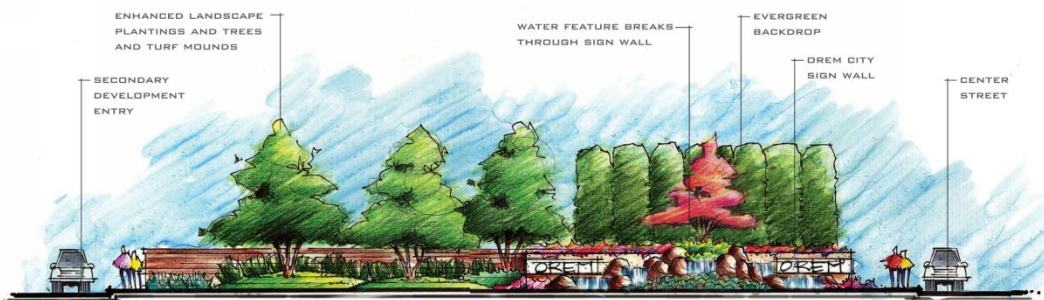




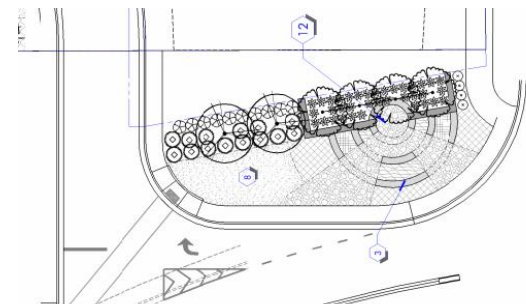
# Entry Water Feature

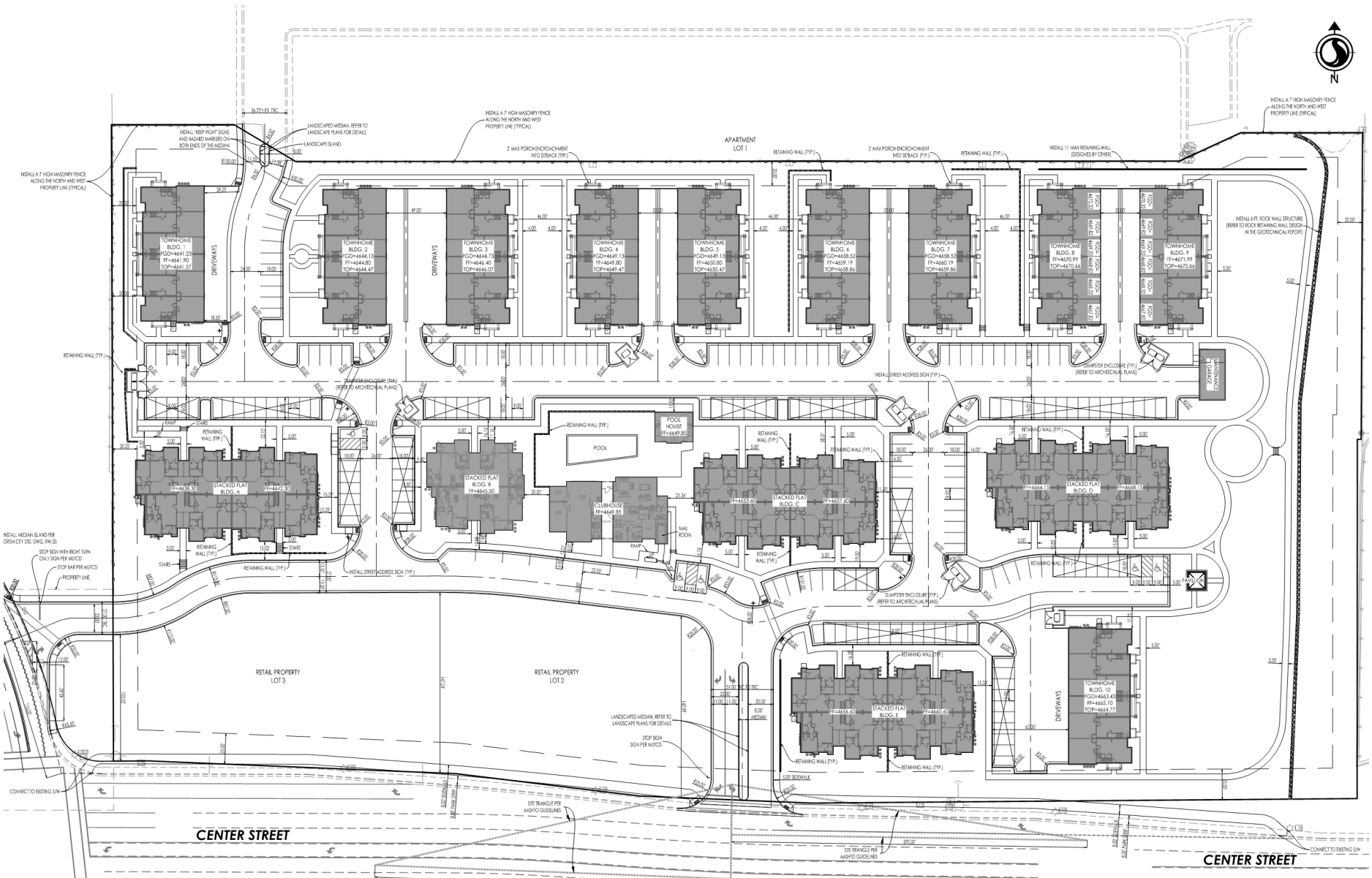


## Proposed Water Feature



OREM CITY MONUMENT SIGNAGE WATER FEATURE ELEVATION







# Development Agreement Items

1. Access to 1200 West
2. Connection to 1140 West
3. Contribution to improved traffic signal
4. Gateway landscaped area (Water feature)

